

092.0

0003

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

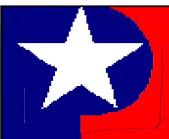
636,800 / 636,800

USE VALUE:

636,800 / 636,800

ASSESSED:

636,800 / 636,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
122		HEMLOCK ST, ARLINGTON

Legal Description							User Acct
							59581
							GIS Ref
							GIS Ref
							Insp Date
							10/16/18

## OWNERSHIP

Unit #:

Owner 1: COLARUSSO ANN V	
Owner 2:	
Owner 3:	
Street 1: 122 HEMLOCK ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

## PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

## NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4901		Sq. Ft.	Site		0	70.	1.16	5									396,922						396,900	

Total AC/HA: 0.11251

Total SF/SM: 4901

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total:

396,922

Spl Credit

Total:

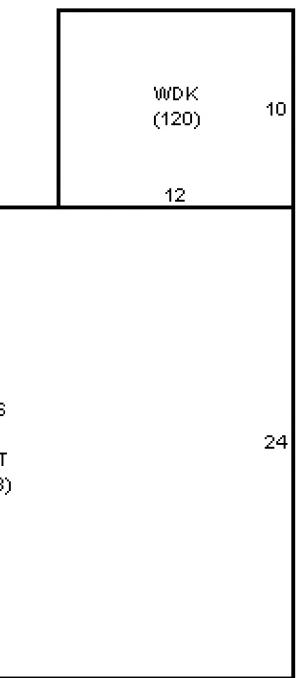
396,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 5	- Cape			Full Bath: 1	Rating: Average												
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average												
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:												
Sec Wall:				OthrFix:	Rating:												
Roof Struct: 1	- Gable																
Roof Cover: 1	- Asphalt Shgl																
Color: GRAY																	
View / Desir:																	
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Grade: C	- Average			Kits: 1	Rating: Good			1st Res Grid   Desc: Line 1   # Units 1									
Year Blt: 1958	Eff Yr Blt:			A Kits:	Rating:			Level   FY LR DR D K FR RR BR FB HB L O									
Alt LUC:	Alt %:			Fpl: 1	Rating: Average			Other									
Jurisdct:	Fact: .			WSFlue:	Rating:			Upper									
Const Mod:				<b>CONDO INFORMATION</b>				Lvl 2									
Lump Sum Adj:				Location:				Lvl 1									
<b>INTERIOR INFORMATION</b>				Total Units:				Lower									
Avg Ht/FL: STD				Floor:													
Prim Int Wal 2	- Plaster			% Own:													
Sec Int Wall:				Name:													
Partition: T	- Typical			<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Prim Floors: 3	- Hardwood			Phys Cond: AG	- Avg-Good			26.4 %	Exterior:				No Unit RMS BRS FL				
Sec Floors:				Functional:					Interior:				1	7	3		
Bsmnt Flr: 12	- Concrete			Economic:					Additions:								
Subfloor:				Special:					Kitchen:								
Bsmnt Gar:				Override:					Baths:								
Electric: 3	- Typical			Total: 26.4 %					Plumbing:								
Insulation: 2	- Typical			<b>CALC SUMMARY</b>					Electric:								
Int vs Ext:				Basic \$ / SQ: 110.00					Heating:								
Heat Fuel: 2	- Gas			Size Adj.: 1.35000002					General:								
Heat Type: 1	- Forced H/Air			Const Adj.: 0.99989998					Totals				1	7	3		
# Heat Sys: 1				Adj \$ / SQ: 148.485													
% Heated: 100				Other Features: 78500													
Solar HW: NO	Central Vac: NO			Grade Factor: 1.00													
% Com Wal	% Sprinkled			NBHD Inf: 1.00000000													
<b>MOBILE HOME</b>				NBHD Mod:													
Make:				LUC Factor: 1.00													
Model:				Adj Total: 325113													
Serial #:				Depreciation: 85830													
Year:				Depreciated Total: 239283													
Color:																	
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 092-0-0003-0010.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
7	Pool A-C	D	Y	1	24	A	AV	1980	50.52	T	31.2	101			600		600
2	Frame Shed	D	Y	1	48	A	AV	1958	0.00	T	40	101					
More: N				Total Yard Items:				600	Total Special Features:							Total:	600
<b>IMAGE</b> 																	
<b>AssessPro Patriot Properties, Inc</b>																	